

**Roberts
Homes**

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2 Bedroom Semi-detached House - 1052.5 ft²

105 Gwilym Road, Cwmllynfell, Swansea, SA9 2GU

£145,000



Situated in the village of Cwmllynfell, this two-bedroom property offers accommodation set over three floors and requires a degree of modernisation. Offered to the market chain-free, it represents a straightforward project for a first-time buyer or investor looking to update a home to their own standard. Positioned close to local countryside trails and walking routes, the rear of the property takes in views extending toward Bannau Brycheiniog (Brecon Beacons) and has a simple, long rear garden alongside the added benefit of a separate garage.

Cwmllynfell is a small village located just south of the Black Mountain in the western edge of the Brecon Beacons, between Brynamman and Upper Cwmtwrch. Neuadd Cwmllynfell Hall offers social, sport and recreational activities, and the local stores add convenience. It enjoys gorgeous rural views and easy access to NCN 437 and walks across the Black Mountain. Nearby Ystradgynlais, provides a bustling central shopping area with many unique, family-run, independent shops and cafés as well as larger chain stores and supermarkets located on the outskirts.

Roberts Homes 18 Station Road Swansea Powys SA9 1NT

01639 842013

hello@robertshomes.wales

<https://robertshomes.wales>

Consumer Protection from Unfair Trading Regulations 2008

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

Hall

uPVC door to front with two glazed panels. Radiator.

Lounge 3.94 m x 4.05 m (12'11" x 13'3") max approx

Fire place with brick and wood surround and log burner. Built in alcove shelving. Window to rear. Radiator.

Sitting room 2.89 m x 3.41 m (9'6" x 11'2") approx

Currently being used as office. Wooden sliding door to lounge. Window to front. Two radiators.

Upper Floor

Landing

Loft access. Built in airing cupboard. Window to rear.

Bedroom 1 3.74 m x 2.67 m (12'3" x 8'9") approx

Window to front. Radiator.

Bedroom 2 3.05 m x 3.19 m (10'0" x 10'6") approx

Built in wardrobe to one wall. Window to rear. Radiator.

Shower room 2.73 m x 2.11 m (8'11" x 6'11") approx

Step up to shower cubicle. Walls partly tiled. Wash hand basin and w.c. Window to front. Radiator.

Lower Ground Floor

A range of wall and base units to include a stainless steel sink.

Bathroom 2.86 m x 2.18 m (9'5" x 7'2") max approx

Bathroom with silver taps, wash hand basin and w.c. Understairs cupboards. Mirrored wall mounted vanity unit. Heated towel ladder.

Kitchen 3.95 m x 2.35 m (13'0" x 7'9") approx

Wall and base units to include a stainless steel sink. Boiler servicing central heating and hot water. Glazed door to rear. Window to rear. Plumbed for automatic. Radiator.

Storage Room 3.28 m x 1.69 m (10'9" x 5'7") approx

Storage room with window to side. Built in cupboard.

Exterior

To the front: Small, enclosed, paved front yard with wrought-iron railings and gate. Steps up to front door.

To the rear: A long garden laid to lawn with views of the countryside. Oil storage tank.

Garage 5.43 m x 2.77 m (17'10" x 9'1") approx

To the right of the property is a single garage, part of a block of three with up-and-over door.

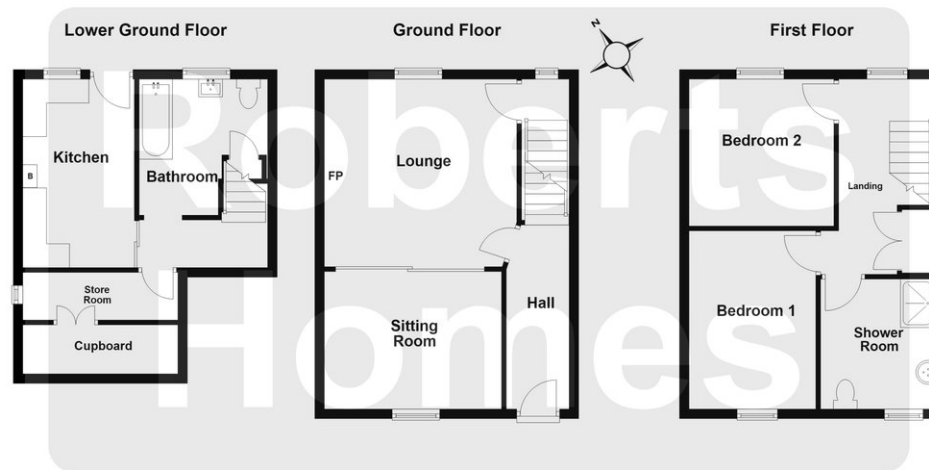


Tenure: Freehold

Council tax band: A (Neath Port Talbot County Council)

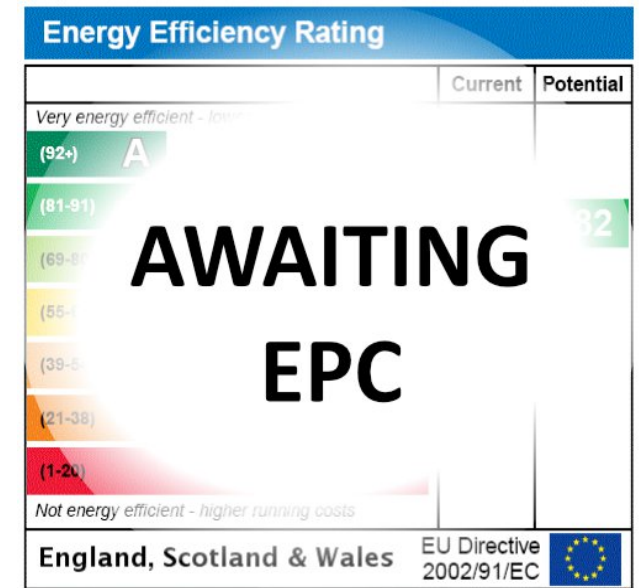
Services: No mains gas. Oil heating and hot water. Mains water & drainage. Mains electricity.

Viewing strictly by appointment with Roberts Homes.



Total area: approx. 97.8 sq. metres (1052.5 sq. feet)

The plan is for illustrative purposes only as a guide to the property's layout. It is not to scale and may not fully represent the intricacies or complete features of the property.



**Roberts
Homes**

Selling houses for over 50 years and passionate about Ystradgynlais and the surrounding area, we are the local estate agent for Ystradgynlais and the Upper Swansea Valley. With a single office that's been a part of Ystradgynlais since 1972, we're a truly local business. Our staff live and work in Ystradgynlais and SA9 and are active participants in the community. As strong supporters of local business, we're invested in seeing Ystradgynlais and the surrounding areas thrive.

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OnTheMarket



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